150.0	0004	0004.B	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	757,400	/	757,400
USE VALUE:	757,400	/	757,400
ASSESSED:	757,400	/	757,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SARVEY DANA B
Owner 2:	CARUGE JEAN MICHEL
Owner 3:	
Street 1:	94 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	COFIELD JASON & TWILIGHT -
Owner 2:	-
Street 1:	94 ROBBINS RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .145 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1640 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6300.000	270,200		487,200	757,400
Total Card	0.145	270,200		487,200	757,400
Total Parcel	0.145	270,200		487,200	757,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.83 /Parcel: 461.83

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 99155

GIS Ref

GIS Ref

Insp Date 02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 150.0-0004-0004.B

!11751!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	270,200	0	6,300.	487,200	757,400		Year end	12/23/2021
2021	101	FV	260,900	0	6,300.	487,200	748,100		Year End Roll	12/10/2020
2020	101	FV	260,900	0	6,300.	487,200	748,100	748,100	Year End Roll	12/18/2019
2019	101	FV	215,900	0	6,300.	456,800	672,700	672,700	Year End Roll	1/3/2019
2018	101	FV	215,900	0	6,300.	377,600	593,500	593,500	Year End Roll	12/20/2017
2017	101	FV	215,900	0	6,300.	347,100	563,000	563,000	Year End Roll	1/3/2017
2016	101	FV	215,900	0	6,300.	316,700	532,600	532,600	Year End	1/4/2016
2015	101	FV	202,400	0	6,300.	310,600	513,000	513,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:02:51

LAST REV

Date	Time
04/09/19	14:30:31
jorourke	

PAT ACCT. 11751

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COFIELD JASON &	70553-59		1/25/2018		750,000	No	No		
EVANS JOHN M II	57157-225		7/18/2011		497,000	No	No		
MAIMONE RICHARD	48217-268		9/25/2006		480,000	No	No		
	12786-332		4/28/1975		36,000	No	No		N

USER DEFINED

Prior Id # 1:	99155
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/30/2018	1826	New Wind	1,599	C				
4/9/2002	226	Re-Roof	3,950	C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2019	SQ Returned	JO	Jenny O
2/24/2018	Meas/Inspect	HS	Hanne S
7/3/2012	Measured	JBS	JOHN S
10/18/2011	MLS	EMK	Ellen K
11/3/2008	Meas/Inspect	189	PATRIOT
1/10/2007	MLS	MM	Mary M
12/9/1999	Mailer Sent		
11/19/1999	Measured	272	PATRIOT
6/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6300		Sq. Ft.	Site		0	80.	0.97	9									487,202						487,200	

Total AC/HA:	0.14463	Total SF/SM:	6300	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	487,202	Spl Credit		Total:	487,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Average
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	148.485
Other Features:	79576
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	331905
Depreciation:	61734
Depreciated Total:	270170

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

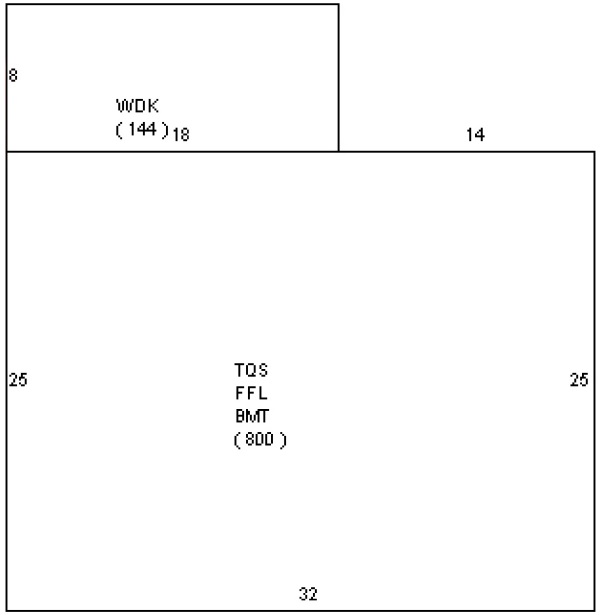
No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	148.49
Special Features:	0	Val/Su Net:	115.27
Final Total:	270200	Val/Su SzAd	193.00

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	53.230	42,586
FFL	First Floor	800	148.490	118,788
TQS	3/4 Story	600	148.490	89,091
WDK	Deck	144	12.940	1,864

Net Sketched Area:	2,344		Total:	252,329	
Size Ad	1400	Gross Area	2544	FinArea	1640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

150.0-0004-0004.B

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X12	A	AV	1988	0.00	T	24.8	101						

More:	N	Total Yard Items:		Total Special Featues:	Total:

IMAGE

AssessPro Patriot Properties, Inc